



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 17, 2022

File # 020-22

APPLICANT: City of Rockford and Rockford Area Convention & Visitors Bureau

LOCATION: 917 South Main Street

REQUESTED ACTION: A Special Use Permit for a Mural on a building in an I-2, General Industrial Zoning District.

EXISTING USE: Commercial building

PROPOSED USES: Commercial building with mural

DIMENSIONS: See Exhibit D. **SQUARE FOOTAGE:** 1,862 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	I-2	Warehouse and Office
EAST:	I-1	Parking Lots
SOUTH:	C-2	Javon's Beauty Salon, SWIFTT offices,
WEST:	I-2	Vacant industrial buildings

YEAR 2020 PLAN: CD Mixed-Use

SOILS REPORT: No soils report on file.

HISTORY: **File #019-21:** A Special Use Permit for Mural on a building in a C-2, Limited Commercial Zoning District was approved on June 9, 2021 for the property located at 1108 South Main Street. This property is located two (2) blocks southeast of the subject property.

File #015-21: A Special Use Permit for a Mural in a C-2, Limited Commercial Zoning District was approved on June 9, 2021 for the property located at 1009 South Main Street. This is property is located south of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Mural on a building in an I-2, General Industrial Zoning District. Exhibit A shows that the subject property is located on the southwest side of Kent Street and South Main Street. The subject property is mostly surrounded by industrial and commercial uses (Exhibit B & C).

The Applicant, in conjunction with the Rockford Area Convention & Visitor's Bureau, is proposing a Special Use Permit to allow murals. Within Section 51-010 of the Zoning Ordinance it states, "murals are allowed in the I-2 District by means of a Special Use Permit provided that positive findings of fact are made by City Council."

Exhibit D shows that the proposed location will be on the east side of the building. The building wall is exposed on the north and south side and visible from both directions on South Main Street.

Rockford Area Convention & Visitors Bureau, (RACVB) announced in April 2022 that CRE8IV would be returning this year. CRE8IV is a community-building, arts-infused event launched in 2019 as part of RACVB's place making and public art efforts designed to enhance the region for residents and visitors. In its first year, CRE8IV artists painted nine murals in downtown Rockford. Last year, RACVB fundraised and had community support to do eight murals in Rockford and have created 24 murals throughout the Rockford region via CRE8IV since its inception. The locations that have been selected are based on visibility, location and overall pedestrian traffic. The artist for this mural will be Anthony Lewellen. The concept will be based on "Hope" for a bright future; the sky is not the limit – youth focused and aerospace influenced. Exhibit F shows examples of past work of the artists.

Staff supports the idea of attracting and encouraging the community in promoting murals. Murals are a growing trend and have a positive effect to the community, allowing art apprentices the opportunity to increase their knowledge and experience installing murals and organizing projects along with gaining technical abilities. Additionally, this proposal is bringing awareness of the talented artists in this community and throughout the country.

Exhibit E is the service calls in the last two (2) years. There was a total of 17 calls for service.

Staff feels that this mural will enhance the surrounding area and feels the Applicant's proposed request is reasonable and recommends approval.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for a Mural on a building in an I-2, General Industrial Zoning District, subject to the following conditions:

1. Submittal of mural elevation and placement of mural on building for staff's review and approval prior to installation.
2. A sign permit shall be required including an illustration of the proposed art work shall be submitted with the permit application.
3. The mural panels may not consist of a vinyl banner material within a frame.
4. The mural must be maintained to meet code.

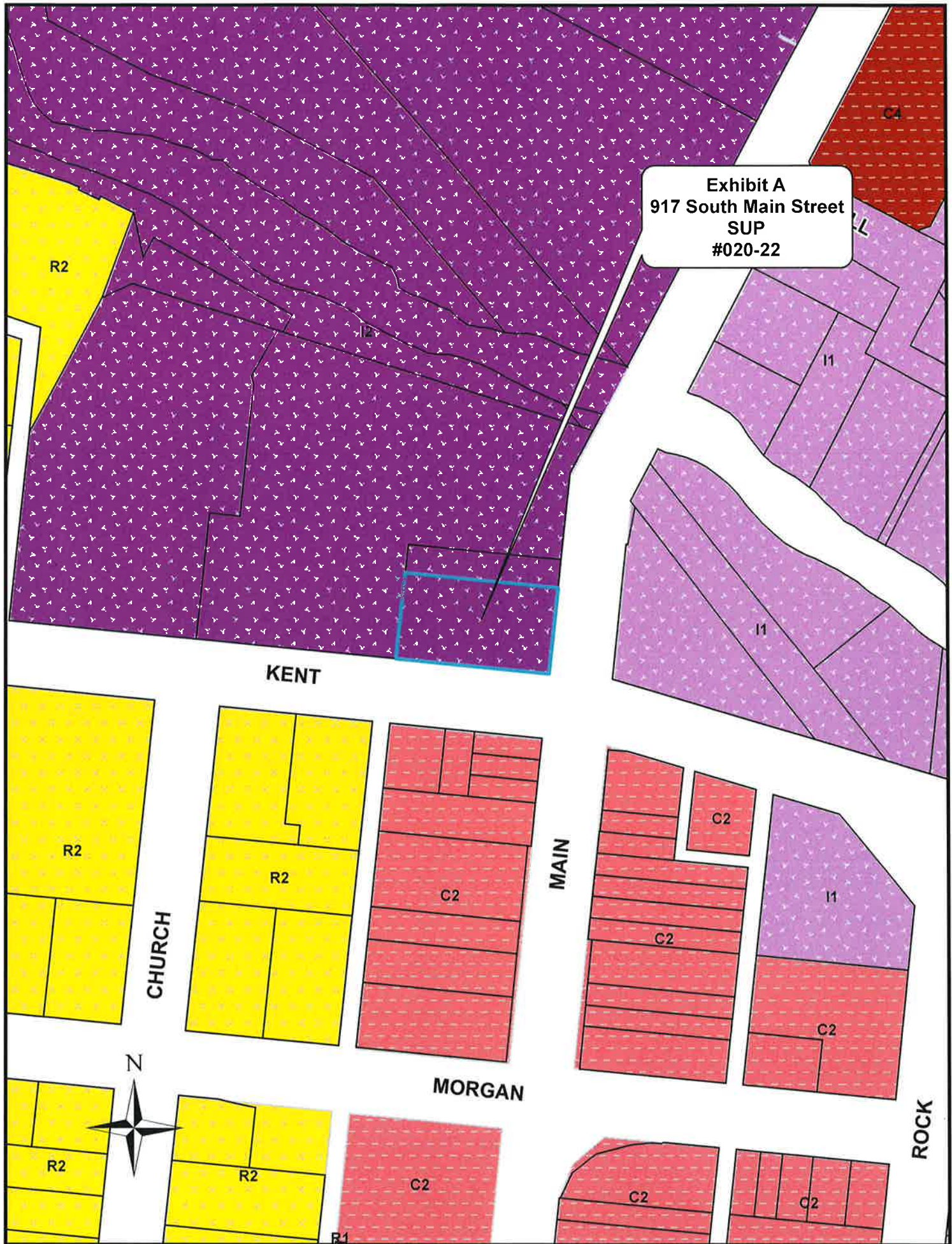
See attached findings of fact.

SC: BM 05/06/2022

**FINDINGS OF FACT FOR APPROVAL OF A
SPECIAL USE PERMIT FOR A MURAL ON A BUILDING
IN AN I-2, GENERAL INDUSTRIAL ZONING DISTRICT
LOCATED AT 917 SOUTH MAIN STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance, or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the I-2 District in which it is located.



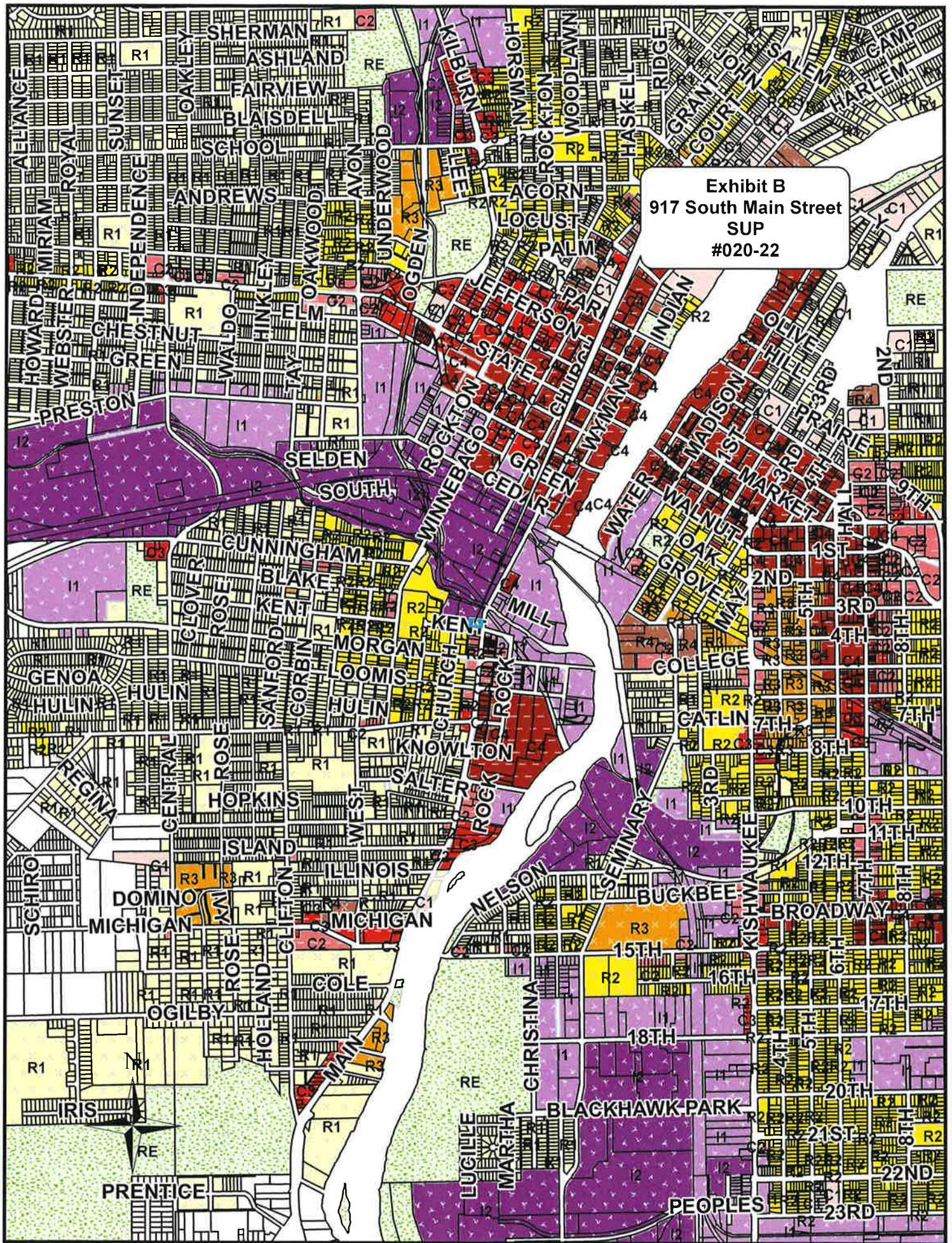
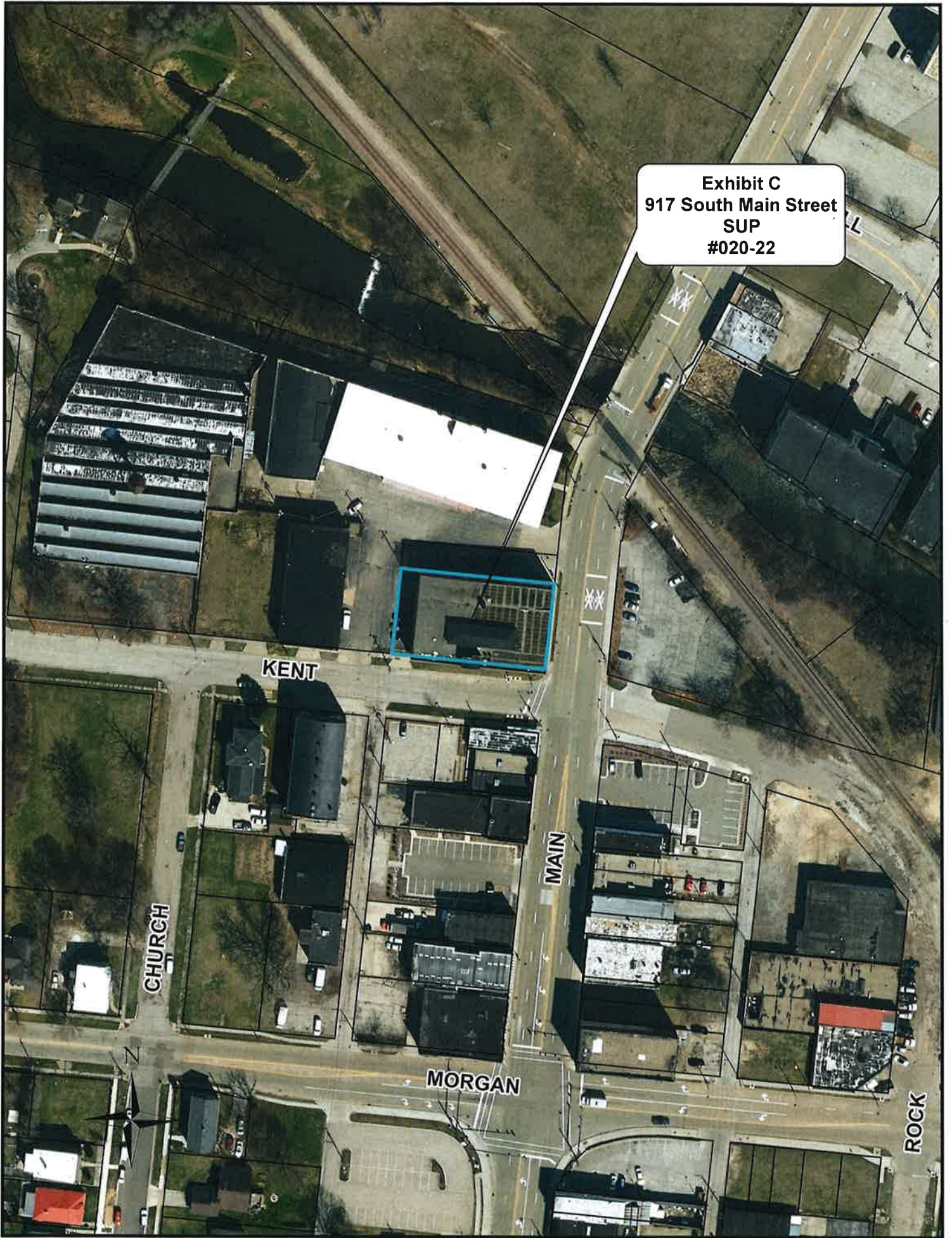


Exhibit B
917 South Main Street
SUP
#020-22

Exhibit C
917 South Main Street
SUP
#020-22





917 S. Main St.
North facing &
South facing



Exhibit D
917 South Main Street
SUP
#020-22

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department
Calls for Service For
5/3/2020 to 8/18/2020



CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
20-046072	05/06/2020	5:11	7314 Alarm (burglary/robbery)	917 S MAIN ST
20-050320	05/17/2020	4:44	7314 Alarm (burglary/robbery)	917 S MAIN ST
20-060945	06/10/2020	11:58	7223 Building check (requested or officer initiated)	917 S MAIN ST
20-075340	07/10/2020	22:04	7980 911 Information	917 S MAIN ST
4				

Data obtained from NetRMS.
Produced: 5/4/2022 11:30:30AM

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Exhibit E
917 South Main Street
SUP
#020-22

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
21-257090	2021-11-29T08:10:32	917 S Main St	FOLLOW-UP	RPT - REPORT	Rockford Police Department
21-200067	2021-09-14T21:20:21	917 S Main St	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
21-154797	2021-07-21T21:25:56	917 S Main St	CRIMINAL DAMAGE	RE-ASSIGN/CHANGE OF CALL(UNIT) / LAWNO - LAW NO DISPOSITION	Rockford Police Department
21-149074	2021-07-15T07:51:01	917 S Main St	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
21-132492	2021-06-25T22:12:59	917 S Main St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
21-120760	2021-06-11T19:59:43	917 S Main St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
21-116770	2021-06-07T07:57:38	917 S Main St	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
21-054319	2021-03-19T13:41:30	917 S Main St	DRUGS (NON-MARIJUANA)	RPT - REPORT	Rockford Police Department
21-053756	2021-03-18T18:42:00	917 S Main St	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
21-053754	2021-03-18T18:40:25	917 S Main St	ALARM - BURGLAR	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
21-047044	2021-03-09T18:46:55	917 S Main St	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
20-093721	2020-12-16T10:44:41	917 S Main St	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	Rockford Police Department
20-040661	2020-10-02T06:17:41	917 S Main St	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	Rockford Police Department

Exhibit F
917 South Main Street
SUP
#020-22



Wall: Youth Build; 917 S. Main St. (North facing & South facing)

Artist: Anthony Lewellen

Concept: "Hope" for a bright future, the sky is not the limit- youth focused, aerospace influenced

* examples of past work

